

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David A. Bobardt, Community Development Director 

**DATE:** April 7, 2014 (CC Meeting of 4/16/2014)

**SUBJECT:** Consider Request by Residential Strategies LLC for Coastline RE Holdings Moorpark Corporation to Withdraw Application for General Plan Amendment Pre-Screening No. 2012-02 to Expand the City's Corporate Boundaries and City Urban Restriction Boundary (CURB) to Develop 552 to 765 Homes of Various Densities on Approximately 200 Acres of a 665-acre Site North of Moorpark College

**BACKGROUND/DISCUSSION**

On October 26, 2012, Residential Strategies, LLC filed an application on behalf of Coastline RE Holdings Moorpark for a General Plan Amendment Pre-screening proposing to expand the City's corporate boundaries and CURB to develop 552 to 765 homes of various densities on approximately 200 acres of a 665-acre site north of Moorpark College on land currently outside the City corporate boundaries.

On December 19, 2012, the City Council authorized a public workshop at a Special City Council Meeting on February 27, 2013 to go over the project and the review process, and to take early comments and questions from the public on this project. This workshop was in addition to the General Plan Amendment process established by Resolution No. 2008-2672. After listening to comments and questions from the public, the Council directed staff to return with an approach for Council consideration where the application would be set for public hearing and decision by the City Council without first going to the Community and Economic Development Committee (CEDC).

On March 20, 2013, the City Council adopted Resolution No. 2013-3166, amending the procedure for the pre-screening of General Plan Amendment requests. The amended procedure included a provision that allows a Councilmember to request a public hearing on a General Plan Amendment Pre-Screening application without review by the CEDC, when the application has not been previously scheduled for review by the Community and Economic Development Committee.

On April 2, 2013, Councilmember Millhouse submitted a request for the City Council to hold a public hearing on General Plan Amendment Pre-Screening Application No. 2012-02 (Coastline RE Holdings Moorpark) without review by the City Council CEDC.

On May 15, 2013, the City Council, at a special meeting before the regular meeting, adopted Resolution No. 2013-3178, further amending the procedure for the pre-screening of General Plan Amendment requests by extending the time frame by which the City Council needs to consider a Councilmember's request on items in the November 30, 2012 cycle. That time frame was extended to June 20, 2013. At the regular meeting on May 15, 2013, the City Council considered Councilmember Millhouse's request and continued the matter to June 19, 2013.

On June 19, 2013, the City Council denied the request to bypass review by the CEDC and remanded the application back to the normal CEDC Pre-Screening process.

On December 4, 2013, the City Council adopted Resolution No. 2013-3242, amending the General Plan Amendment Pre-Screening Procedures by requiring noticing of GPA Pre-Screening items before the CEDC to be similar to that of public hearing items.

On February 26, 2014, the CEDC considered the application, along with staff's recommendation for the Committee to recommend to the City Council to not allow the filing of a General Plan Amendment application for this project. The Committee, after hearing the staff presentation and testimony from the applicant and public, concurred with the staff recommendation.

On March 24, 2014, the City received a letter from Residential Strategies, LLC (attached), requesting to withdraw the application.

#### **STAFF RECOMMENDATION**

Accept the request to withdraw the application for GPA Pre-Screening No. 2012-02.

Attachment: Application Withdrawal Request

RESIDENTIAL STRATEGIES, LLC

March 20, 2014

Steve Kueny, City Manager  
City of Moorpark  
799 Moorpark Ave.  
Moorpark, California 93021

RECEIVED

MAR 24 2014

CITY OF MOORPARK  
OFFICE OF THE CITY MANAGER

Mr. Kueny,

Coastline RE Holdings, Moorpark Corp. requests the City of Moorpark withdraw our Universal Application for the Preserve at Moorpark filed in October, 2012. We do not see the benefit of a full city council hearing following the CEDC meeting held on February 26, 2014.

Sincerely,



Frank Foster

CC ATTACHMENT

cc: [redacted]

5650 EL CAMINO REAL, SUITE 130, CARLSBAD, CA 92008

949-209-9140

FFOSTER@RESIDENTIALSTRATEGY.COM 135